



SOUTH BOSTON DATA PROFILE

Department of Neighborhood Development
Policy Development & Research Division

	<u>South Boston</u>		<u>Boston</u>
	Number	Percent of Citywide Figure	
TOTAL POPULATION (US Bureau of the Census)			
2000	29,965	5.1%	589,141
1990	29,488	5.1%	574,383
% Change 1990-2000	1.8%		2.6%
LAND AREA (Sq. Miles)	3.1	6.5%	47.6
DENSITY, Persons per Square Mile			
2000		9,666	12,377
1990		9,512	12,067
OPEN SPACE, 1999		8.6%	20.7%
Percent of Neighborhood Land Area			
RACE & ETHNICITY, 2000 Number and Percentages (US Bureau of the Census)			
White	25,327 (85%)		291,561 (50%)
Black	741 (2%)		140,305 (24%)
Hispanic	2,244 (7%)		85,089 (14%)
Asian or Pacific Islander	1,166 (4%)		44,280 (8%)
Native American	79 (<1%)		1,517 (<1%)
Other	41 (<1%)		8,215 (1%)
Multi-Racial	367 (1%)		18,174 (3%)
TOP SIX LANGUAGES SPOKEN AT HOME, For Those 18 And Older, 2000 Number and Percentages (sorted by most prevalent within the neighborhood)			
English	20,923 (85%)		322,119 (68%)
Spanish	1,435 (6%)		57,005 (12%)
Chinese	510 (2%)		15,151 (3%)
Italian	240 (1%)		6,508 (1%)
French and French Creole ¹	142 (<1%)		21,111 (5%)
Polish	135 (<1%)		1,673 (<1%)
AGE, 2000 Number and Percentages (US Bureau of the Census)			
Under 18	5,431 (18%)		116,559 (20%)
18-64	20,527 (69%)		411,246 (70%)
65+	4,007 (13%)		61,336 (10%)

¹ French & French Creole includes a number of dialects and French related language groups, including those with backgrounds in a number of countries, most notably Haiti, France and Canada.

SOUTH BOSTON DATA PROFILE (Continued)

	<u>South Boston</u>		<u>Boston</u>
	Number	Percent of Citywide Figure	
MEDIAN HOUSEHOLD INCOME, 1999 (US Bureau of the Census)	\$40,312	101.7%	\$39,629
	Number (Percent of Neighborhood)	Percent of City Total	
POVERTY, 1999, Number & Percentages (US Bureau of the Census, HUD Adjusted Poverty Universe)	5,077 (17.3%)	4.7%	109,128 (19.5%)
LOW/MODERATE INCOME PERSONS, 1999, Number & Percentages (US Bureau of the Census, HUD Adjusted Low/Mod Universe)	15,343 (52.2%)	4.9%	311, 414 (56.2%)
LOW/MODERATE INCOME HOUSEHOLDS, 1999, Number & Percentages (US Bureau of the Census)	7,444 (53.0%)	5.6%	133,552 (55.7%)
HOUSEHOLDS & TENURE, 2000 (US Bureau of the Census)			
Occupied Housing Units		14,038	239,528
Percentage Owner-Occupants		33.8%	30.7%
HOUSING COSTS, 1999 (US Bureau of the Census, specified households)			
Renters Paying More than 35% of Household Income Towards Rent		26.2%	32.1%
Owners Paying More than 35% of Household Income Towards Owner Costs		31.3%	30.7%

RESIDENTIAL SALES & MEDIAN SALES PRICE

(Banker & Tradesman, percent of sales of 1-3 family properties and condominiums, greater than \$25,000)

<u>Year</u>	<u>South Boston</u>	<u>South Boston</u>	<u>Boston</u>	<u>Boston</u>
	<u>Sales</u>	<u>Median Price</u>	<u>Sales</u>	<u>Median Price</u>
2005	910	\$377,750	10,741	\$390,000
2004	1,165	\$369,000	11,076	\$380,000
2003	607	\$325,000	7,195	\$340,000
2002	644	\$295,000	7,878	\$315,000
2001	519	\$249,000	6,550	\$267,750
2000	661	\$250,000	7,687	\$235,000

RESIDENTIAL FORECLOSURES, Number & Percent of Residential Sales

(Banker & Tradesman, percent of sales of 1-3 family properties and condominiums, greater than \$25,000)

2005	2 (0.2%)	60 (0.6%)
2004	3 (0.3%)	27 (0.2%)
2003	3 (0.5%)	22 (0.3%)
2002	1 (0.2%)	42 (0.5%)
2001	2 (0.4%)	32 (0.4%)
2000	0 (0%)	75 (0.9%)

SOUTH BOSTON DATA PROFILE (Continued)

ABANDONED BUILDINGS, Number &

Percent of Property Type

(DND Annual Abandoned Building Survey)

		<u>South Boston</u>	<u>Boston</u>
2005	Residential	9 (0.2%)	188 (0.3%)
	Commercial/Mixed	15 (2.2%)	162 (1.9%)
2004	Residential	7 (0.1%)	220 (0.3%)
	Commercial/Mixed	16 (2.3%)	170 (2.0%)
2003	Residential	15 (0.3%)	264 (0.4%)
	Commercial/Mixed	18 (2.6%)	184 (2.1%)

BUILDINGS & TENURE, January 1, 2005

(City of Boston Department of Assessing)

	<u>South Boston</u>			<u>Boston</u>		
<u>Property Type</u>	<u>Number of Properties</u>	<u>Property Type as % of Total</u>	<u>Owner Occupancy Rate</u>	<u>Number of Properties</u>	<u>Property Type as % of Total</u>	<u>Owner Occupancy Rate</u>
Single Family	1,486	29.8%	78.6%	30,004	39.3%	82.7%
Two Family	1,047	21.0%	70.9%	18,062	23.7%	67.8%
Three Family	1,404	28.1%	48.7%	15,186	19.9%	49.9%
Total 1, 2, 3 Family Properties	3,937	78.9%	65.9%	63,252	82.8%	70.6%
Four-Six Family	114	2.3%	23.7%	2,743	3.6%	23.5%
Apartment Buildings	45	1.0%	4.4%	2,624	3.4%	3.6%
Mixed Residential/Commercial	202	4.0%	10.9%	2,269	3.0%	12.3%
Condominium Associations	695	13.9%	N/A	5,473	7.2%	N/A
Condominium Units	2,975	N/A	67.4%	43,039	N/A	53.4%
Total Residential & Mixed Properties	4,993	N/A	N/A	76,361	N/A	N/A

Government and institution owned property is excluded from this analysis, as Assessing does not describe in detail the land use of exempt properties.

COMMERCIAL SALES

(Banker & Tradesman)

	<u>South Boston</u>		<u>Boston</u>	
	<u>Buildings Sold</u>	<u>Sales Value</u>	<u>Buildings Sold</u>	<u>Sales Value</u>
2005	33	\$1,518,545,908	178	\$2,818,118,276
2004	16	\$157,537,767	203	\$1,685,940,809
2003	20	\$26,691,879	156	\$443,094,876
2002	9	\$5,670,500	211	\$1,201,863,406
2001	19	\$29,683,500	182	\$782,877,160
2000	30	\$153,605,306	266	\$1,550,779,618

